

August 2011

**The Board of Directors of the Home Owners' Association is aware that several new owners/tenants have moved into the complex. On behalf of the community of The Village at College Downs, the Board of Directors would like to take the opportunity to "welcome" you to the community.**

**We have enclosed some information we hope you find of value regarding this community. These townhomes are privately owned. If you are the owner you should already have this information; however, if you are a tenant you should be aware that your landlord is part of this homeowners association which is governed by rules and regulations. If your landlord has not given you a copy of The Village at College Downs Rules and Regulations, it is suggested that you contact him for a copy and direct questions you may have to him.**

### **Maintenance**

*Questions on maintenance issues please contact your landlord. Since this is not an apartment complex there is no on-site property manager.*

### **Security**

If you witness **any** unlawful activity, call 911 immediately and contact your landlord.

### **Pets**

Dogs must be on a leash when taken outside (city ordinance). **Allowing your pet to void in other yards, or in the common areas, is not allowed.** This is a health hazard and violators will be fined. The Charlotte City ordinance requires the waste to be picked up and disposed of properly.

### **Noise and Parties**

Gatherings are not permitted in the parking lots or common areas at any time. City ordinance prohibits excessive noise both day and night, especially between the hours of 9:00 P.M. to 7:00 A.M. Barking of dogs is included. If you feel uncomfortable with neighbor contact, call 911 if you continue to experience these issues contact your landlord. They can request time at the monthly meeting to address this concern with the Board.

### **Parking**

Vehicles must be properly parked in the 2 numbered spaces available for your unit. Any vehicle parked in another units designated space can be towed. There are visitor spots located throughout the complex. If you are towed, contact Action and Recovery Transport, 704-537-7355.

### **Littering**

Your landlord will be charged the cost of removing debris of any kind in and around the front yard and porch or spilling out onto common areas.

### **Roll-out carts for garbage and recycling bins**

All garbage must be placed in bags inside the cart. Carts must be stored in the back patio area of your unit. Place it in your assigned parking space for pickup, not on the sidewalk or grass. Carts may be put out on Sunday evening and bins must be removed from the front of the unit by midnight on Mondays.

### **For removal of large items**

Schedule a bulk item collection by calling 311, and move it curbside on the night before pickup. Any glass should be secured with tape.

### **Cable and Satellite Dishes**

Approval is required before any satellite dish may be installed. Installations cannot be on the roofs or side of the units at any time. Proper installation of cable is required—it cannot be punched through the building walls or siding. Exposed cable is considered a danger; unburied cable will be removed.

The following information is condensed from our Rules and Regulations which should have been provided to you by the owner of your townhome. If you are the owner and need a copy please contact the Property Manager.

**Prohibited Activities (*but not limited to the following*):**

Alleged illegal and unlawful activity (drugs, larceny, alcohol, etc.

Unsupervised toddlers, little children, preteens, and teenagers

Playing **of any kind** on the grass, on sidewalks, or in the street

Dogs running loose

Allowing dogs to void without picking up the waste

Climbing on mailboxes, trees, utility boxes, etc.

Vandalism of common and personal property

Operation of any kind of business, e.g. daycare; selling animals, etc.

Movement of rocks which have been placed to control erosion

Throwing of rocks, bottles, etc

Using foil, cardboard, towels, sheets, etc. for window coverings

Maintenance (oil changing, etc.), repair, or conversion of vehicles

Noise audible from outside the unit

**Additional Contact Numbers:**

Non Emergency City Services – (Bulk garbage pickup, Animal Control etc.) Dial 311

Emergency Dial 911

Duke Power – 800-777-9898 or Power On

AT&T – 888-757-6500

Time Warner Cable – 704-377-9600

Ista (water) – 800-823-1468

Child Services - (neglect, endangerment, etc.) 704-336-2273